



**Asking Price: £217,500**

- Four Bedroom Property
- Upstairs Shower Room
- Enclosed Rear Garden
- Fitted Kitchen & Dining Area
- Communal Lounge Room
- Fantastic Location For Local Amenities



**Porch**

Door leading to:-

**Entrance Hall**

Having a radiator, staircase to first floor landing, understairs storage cupboard and doors leading to:-

**Lounge**

3.26m excluding bay x 3.86m max(10' 8" excluding bay x 12' 8" max) A bay window to the front and a radiator.

**Bedroom One**

3.41m x 2.75m (11' 2" x 9' 0") Window to the rear and a radiator.

**Kitchen/Diner**

6.00m x 2.75m (19' 8" x 9' 0") Window and door to the side, patio door to rear, radiator, range of matching wall and base units, roll edge work surfaces, sink with single drainer, integrated gas hob, electric cooker, cooker hood, wall-mounted boiler and downlights.

**First Floor Landing**

Loft access and doors leading to:-

**Bedroom Two**

4.16m x 2.90m (13' 8" x 9' 6") Window to the rear and a radiator.

**Bedroom Three**

3.41m x 2.75m (11' 2" x 9' 0") Window to the rear, radiator and built-in wardrobe.

**Bedroom Four**

4.04m x 3.27m (13' 3" x 10' 9") Two windows to the front and a radiator.

**Shower Room**

Having a window to the side, a double shower tray, WC, pedestal wash basin and an extractor fan.

**Outside**

To the front is a small retaining garden and to the rear is a lawned garden with secure retaining walls.

**INFORMATION****Tenure**

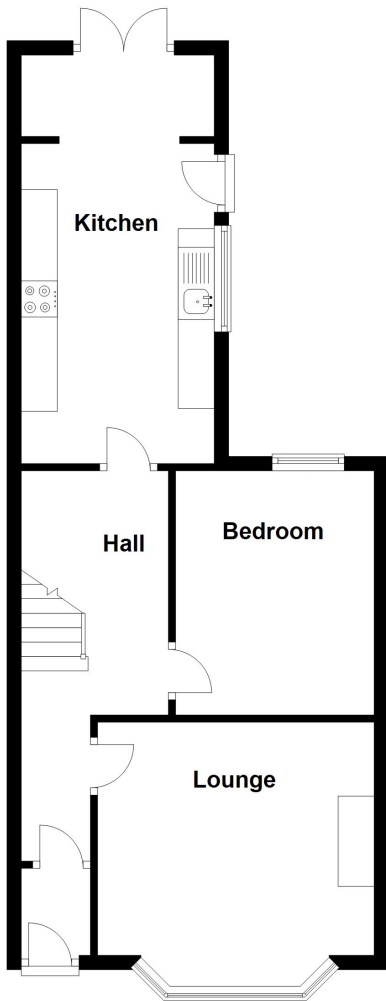
We believe the property to be Freehold.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



**Ground Floor**



**First Floor**

